BUREAU OF STATISTICS

YUKON REAL ESTATE SURVEY

Fourth Quarter, 2010

Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2010	Q4	50,032.5	44,144.0	5,888.5
	Q3	82,975.4	69,870.9	13,104.5
	Q2	68,916.9	60,836.5	8,080.4
	Q1	26,909.8	22,757.7	4,152.1
2009	Q4	47,609.6	40,129.7	7,479.9

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

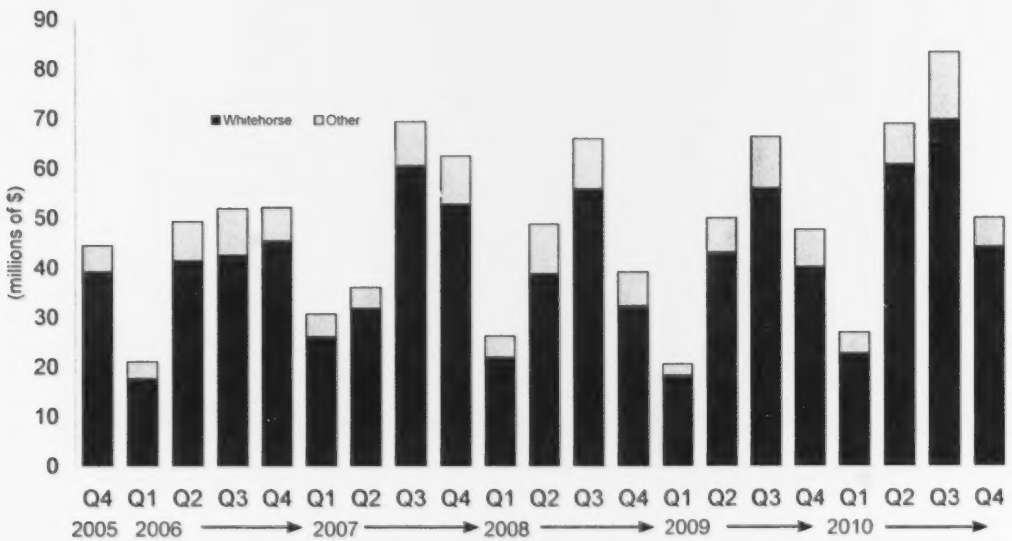
The total value of real estate transactions in Yukon for the fourth quarter of 2010 was $50,032,500. This is an increase of $2,423,000, or 5.1%, compared with the fourth quarter of 2009 which was $47,609,600.

On an annual basis, real estate transactions in Yukon for 2010 (January through December) totalled $228,834,600 compared to $184,386,900 for 2009. This represents an increase of $44,447,800, or 24.1% and is the highest annual total on record.

In Whitehorse for the fourth quarter of 2010, the value of transactions totalled $44,144,000, an increase of $4,014,300, or 10.0%, compared to the fourth quarter of 2009.

In the rest of Yukon, the value of real estate transactions in the fourth quarter of 2010 totalled $5,888,500. This is a decrease $1,591,400, or 21.3%, compared to the same time period in 2009.

Real Estate Transaction Values, *by quarter*



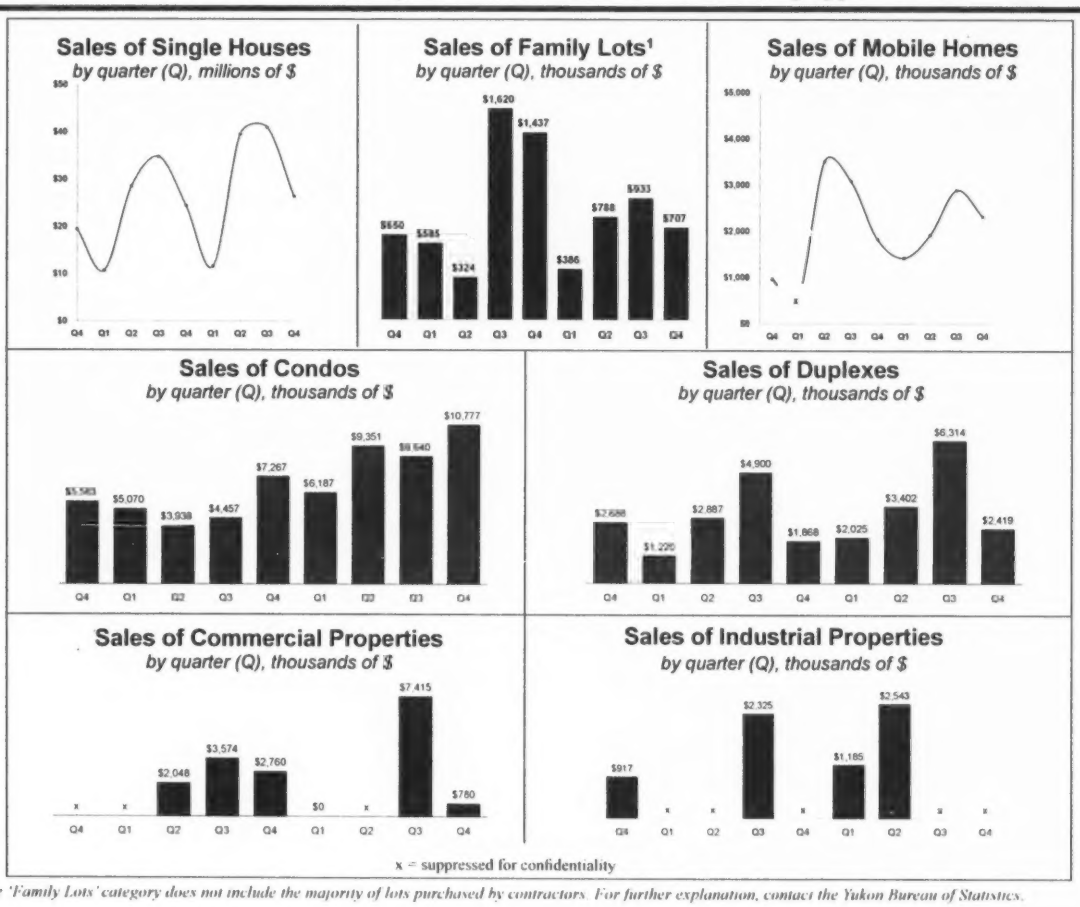
Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse increased $4,014,300 or 10.0%, comparing the fourth quarter of 2010 ($44,144,000) to the fourth quarter of 2009 ($40,129,700).

		Total	Single Houses	Family Lots[1]	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2010	Q4	44,144.0	26,310.1	707.0	2,312.8	10,777.3	2,419.4	x	780	x
	Q3	69,870.9	40,921.6	933.0	2,880.5	8,639.7	6,314.0	x	7,415	x
	Q2	60,836.5	39,456.8	787.7	1,915.9	9,350.7	3,401.6	x	x	2,543.0
	Q1	22,757.7	11,558.0	385.5	1,417.4	6,187.2	2,024.5	0	0	1,185.0
2009	Q4	40,129.7	24,356.6	1,437.1	1,827.3	7,266.5	1,867.8	x	2,760.0	x
Number of Real Estate Transactions										
2010	Q4	135	65	4	10	42	9	x	3	x
	Q3	195	108	6	12	35	22	x	6	x
	Q2	185	107	6	9	36	13	x	x	6
	Q1	82	35	3	7	25	8	0	0	4
2009	Q4	139	75	11	9	30	8	x	3	x

x = suppressed for confidentiality. Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q4 2008 to Q4 2010, *by type of transaction*



[1]The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

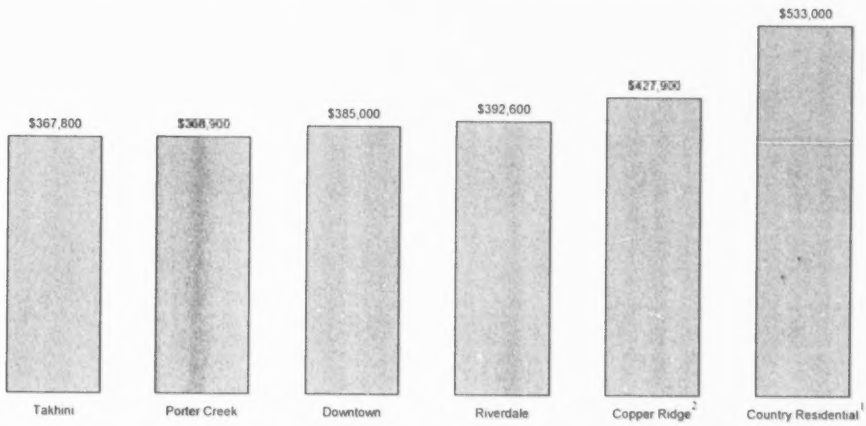
Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential[1]	Copper Ridge[2]	Takhini	Other[3]
Value of Single House Sales						($000)				
2010	Q4	26,310.1	1,925.0	5,104.3	4,057.7	x	3,198.0	6,418.3	3,310.4	x
	Q3	40,921.6	835.0	6,458.7	8,788.2	2,861.0	3,845.0	14,825.4	2,207.4	1,101.0
	Q2	39,456.8	976.7	4,166.5	8,072.0	2,404.5	7,302.9	14,797.7	0.0	1,736.5
	Q1	11,558.0	x	2,401.9	2,797.6	1,078.5	1,182.1	2,877.9	x	995.0
2009	Q4	24,356.6	1,007.5	4,312.9	4,738.9	x	1,687.5	11,122.0	838.0	x
Number of Single House Sales						(no.)				
2010	Q4	65	5	13	11	x	6	15	9	x
	Q3	108	3	20	24	7	8	37	6	3
	Q2	107	4	13	24	6	16	38	0	6
	Q1	35	x	9	8	3	3	8	x	3
2009	Q4	75	5	14	16	x	4	32	3	x
Average Price of Single Houses Sold						($000)				
2010	Q4	404.8	385.0	392.6	368.9	x	533.0	427.9	367.8	x
	Q3	378.9	278.3	322.9	366.2	408.7	480.6	400.7	367.9	367.0
	Q2	368.8	244.2	320.5	336.3	400.8	456.4	389.4	0.0	289.4
	Q1	330.2	x	266.9	349.7	359.5	394.0	359.7	x	331.7
2009	Q4	324.8	201.5	308.1	296.2	x	421.9	347.6	279.3	x

x = suppressed for confidentiality. Rows may not total due to rounding.

- The ***average*** single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $80,000 or 24.6%, comparing the fourth quarter of 2009 ($324,800) to the fourth quarter of 2010 ($404,800). This is again the highest quarterly average house price on record.
- The ***median*** single house price in Whitehorse has increased $61,000 or 18.8%, comparing the fourth quarter of 2009 ($324,000) to the fourth quarter of 2010 ($385,000).

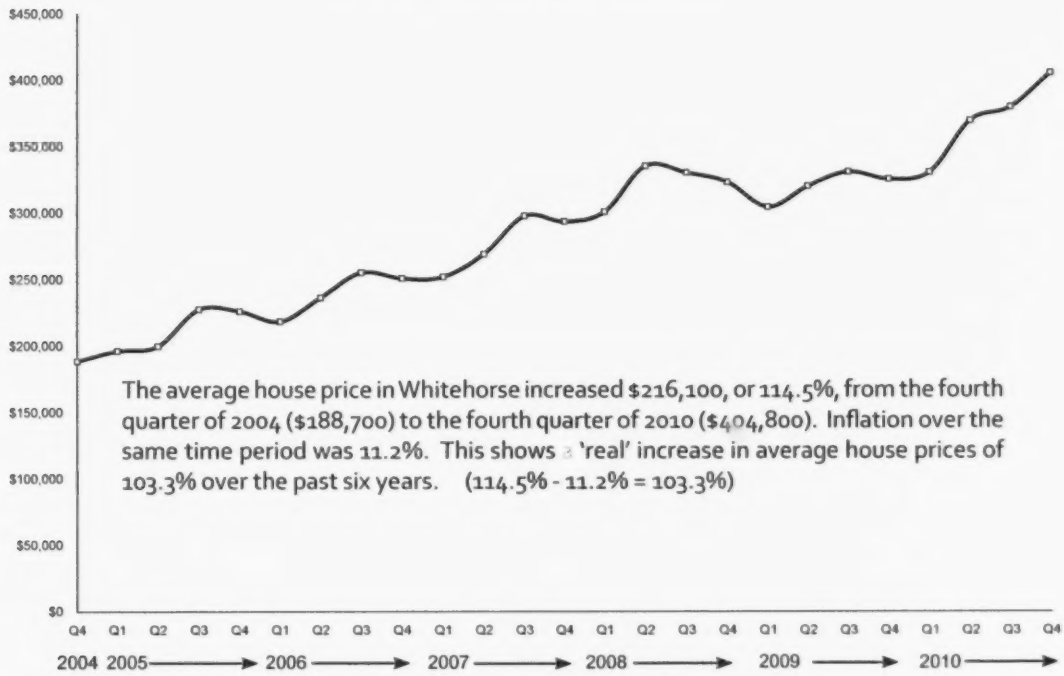
Average Price of Single Houses Sold, *Fourth Quarter, 2010*



[1] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley e
[2] Includes Logan.
[3] "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

Historical Average Single House Prices, Whitehorse

4th Quarter 2004 to 4th Quarter 2010


$450,000
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4
2004 2005 2006 2007 2008 2009 2010
The average house price in Whitehorse increased $216,100, or 114.5%, from the fourth quarter of 2004 ($188,700) to the fourth quarter of 2010 ($404,800). Inflation over the same time period was 11.2%. This shows a 'real' increase in average house prices of 103.3% over the past six years. (114.5% - 11.2% = 103.3%)

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse and (4) Average house prices in Whitehorse over the past six years.

Yukon
Executive Council Office
Bureau of Statistics

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